## **Environmental Impact Statement Purpose**

According to the Washington State Environmental Policy Act (SEPA) Handbook, there are several steps in the EIS process:

- Conducting "scoping," which initiates participation by the public, tribes, and other
  agencies and provides an opportunity to comment on the proposal's alternatives,
  impacts, and potential mitigation measures to be analyzed in the EIS;
- 2. Preparing the Draft EIS, which analyzes the probable impacts of a proposal and reasonable alternatives, and may include studies, modeling, etc.;
- 3. Issuing the Draft EIS for review and comment by the public, other agencies, and the tribes;
- 4. Preparing the Final EIS, which includes analyzing and responding to all comments received on the Draft EIS, and may include additional studies and modeling to evaluate probable impacts not adequately analyzed in the Draft EIS;
- 5. Issuing the Final EIS; and
- 6. Using the EIS information in decision-making.

The City has completed steps 1-4, and issuance of the Final EIS document on November 26 fulfilled step 5. The Planning Commission discussed the Final EIS at their meeting on November 20, and a **Review Guide** was published summarizing findings of the Final EIS, prior to publication of the full document. Step 6 will take place at the public hearing on January 15, 2015, and during City Council deliberation on February 9 and 23.

The Final EIS is intended to be very similar to the Draft, except that it should respond to public comments submitted and perform additional analysis if necessary. For the 185th Street Station Subarea Plan (185SSSP), the Draft EIS analyzed three potential zoning scenarios: No Action, Some Growth, and Most Growth. On August 25, Council selected a Preferred Alternative zoning scenario that was more intense than that analyzed in the Draft EIS. On September 29, the Council and Commission agreed to study a phased approach to zoning in the Final EIS. On October 2, the Commission defined boundaries for the area to be studied as Phase I. Therefore, the Final EIS for the 185SSSP required additional analysis to consider a new Preferred Alternative zoning scenario and the potential to phase zoning. In addition to this new information, the Final EIS also provides updated details regarding mitigations, including Development Code regulations that could be adopted as part of the Planned Action Ordinance, new zoning designations, and greater emphasis on what to expect in the next 20 years.